



## HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

*ELlicott City Historic District ■ LAWYERS HILL Historic District*

3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

### November Agenda

Thursday, November 5, 2015; 7:00 p.m.

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The November meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

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**\*\*Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission. \*\***

#### **PLANS FOR APPROVAL**

1. 15-12c – 4730 Sheppard Lane, Ellicott City, HO-907
2. 14- 60c – 8307 Main Street, Ellicott City
3. 15-63 – 8086 Main Street, Ellicott City
4. 15-64 – 8081 Main Street, Ellicott City
5. 15-65 – 8185, 8181, 8173 Main Street, Ellicott City
6. 15-66 – 3855 Ross Road, Ellicott City
7. 15-67 – 3802 Church Road, Ellicott City
8. 15-68 – 8086 Main Street, Ellicott City
9. 15-69 – 3756 Old Columbia Pike, Ellicott City

#### **CONSENT AGENDA**

##### **15-12c – 4730 Sheppard Lane, Ellicott City, HO-907**

Final tax credit approval.

Applicant: Daniel J. Standish

**Background & Scope of Work:** On April 2, 2015 the Applicant was pre-approved to make exterior repairs to the 1919 Overseer's house porch. The application states that \$27,506.92 was spent on eligible, pre-approved work. The Applicant seeks \$6,876.73 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**14-60c – 8307 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Courtney Kehoe

**Background & Scope of Work:** On September 4, 2014 the Applicant was pre-approved to paint the exterior of the building. The application states that \$13,395.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,348.75 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**15-63 – 8086 Main Street, Ellicott City**

Exterior repairs, tax credit pre-approval. Façade Improvement Program funds.

Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to prime and paint the six windows located on the second and third floor of the building. The windows will be painted Benjamin Moore Harwood Putty CW-5, a shade of white, to match the first floor windows.

**Staff Comments:** The application states the color will match the color of white used on the first floor. The application complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district. On attached buildings, use the same colors or a coordinated color scheme.” The proposed colors will make the entire building façade consistent. The application is eligible for historic tax credits per Section 20.112 of the County Code, which requires pre-approval from the Commission.

**Staff Recommendation:** Staff recommends Approval as submitted and tax credit pre-approval for the work.

**Façade Improvement Program:** Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

**15-64 – 8081 Main Street, Ellicott City**

Exterior repairs, tax credit pre-approval. Façade Improvement Program funds.

Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes paint the entire façade of the building, including shutters, soffits, windows and front door. One piece of the downspout will also be replaced and will match the existing downspout. The shutters and soffits will be Chrome Green PM-10, the door will be painted Classic Burgundy PM-17 and the windows, trim and downspout will be Raleigh Tan CW-190.

**Staff Comments:** The application states the color will match the existing colors. The application is considered routine maintenance as defined in Chapter 6.N (page 50) of the Guidelines which defines routine maintenance as, “Painting previously painted surfaces using the same color as the existing paint.” The application is eligible for historic tax credits per Section 20.112 of the County Code, which requires pre-approval from the Commission.

**Staff Recommendation:** Staff recommends Approval as submitted and tax credit pre-approval for the work.

**Façade Improvement Program:** Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

**15-65 – 8185, 8181, 8173 Main Street, Ellicott City**

Exterior paint approval. Tax credit pre-approval. Façade Improvement program funds.

Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1900. The Applicant proposes paint entire façade of the building, including soffits, fascia boards, windows, doors and door frames. The new colors will be Benjamin Moore Sea Life and Ebony Slate. The lighter color, Sea Life will be the color inside the panels. Ebony Slate, the darker color, will be the color of the storefront windows and cornice.

**Staff Comments:** The application complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district. On attached buildings, use the same colors or a coordinated color scheme.” The proposed colors will make the entire building façade consistent. The cornice on the top of the building will be painted with more detail to highlight the panels, which will then match the storefront cornice. The application is eligible for historic tax credits per Section 20.112 of the County Code, which requires pre-approval.

**Staff Recommendation:** Staff recommends Approval as submitted and tax credit pre-approval for the work.

**Façade Improvement Program:** Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

**15-66 – 3855 Ross Road, Ellicott City**

Installation of wood fence.

Applicant: Jennifer Lyon

**Background & Scope of Work:** This house is located in the Ellicott City Historic District. According to MDAT, the building dates to 1895. The Applicant seeks approval to install a wood fence around the rear

side of the house. The fence will be approximately 472 linear feet. The fence will be 4 foot tall, post and rail style fencing and will have 4- 6 inch horizontal rails with 4x4 inch pressure treated posts every 8 feet. The fence rail adjacent to the house will be painted white and the fencing located in the wooded area will remain unfinished and will gray naturally. The style of fencing will match the existing deck rail and neighboring property fence. The fence will be installed to accommodate the existing topography and will not impact any mature vegetation. The location of the fencing shown in the site plan is approximate due to those issues.

**Staff Comments:** Chapter 9.D (page 70) recommends, “Install opening fencing, generally not more than five feet high, of wood or dark metal.” Chapter 9.D explains, “split rail or post and rail fences are more appropriate in less densely developed areas.” The setting on Ross Road is more rural in character. Additionally, Ross Road is not a through street and the fence will not be seen from College Avenue. The proposed fencing complies with the Guidelines as it will be open and less than five feet high.

**Staff Recommendation:** Staff recommends Approval as submitted.

## REGULAR AGENDA

### **15-67 – 3802 Church Road, Ellicott City**

Repairs/alterations to house and site, tax credit pre-approval.

Applicant: Robert and Diane Wimsatt

**Background & Scope of Work:** This house is located in the Ellicott City Historic District. According to MDAT, the house dates to 1870. The Applicant is planning to add a laundry room and bathroom on the 3<sup>rd</sup> floor of the house, which will require new venting. The Applicant proposes to add the vents either under the roof eave on the front corner of the house closed to Emory Street or in the siding on the Emory Street side. The Applicant also proposes to rebuild the chimney and repoint stone work on the house and seeks tax credit pre-approval for the work.

There is a strip of asphalt located between the house and sidewalk, on the Emory Street side of the house. The Applicant proposes to raise the level of the asphalt because standing water is evident next to the house.

**Staff Comments:** Chapter 6.L of the Guidelines discusses the placement of equipment and hardware. Vents are not specifically discussed in the Guidelines, but Staff finds this category is the most appropriate. Chapter 6.L recommends, “whenever possible, install equipment out of sight of public ways or other properties” and “if possible, install through-the-wall or window air conditioners on side or rear facades rather than on the building’s primary façade. Ensure that their condensation does not damage window sills, siding, or masonry foundations.” While the vent in question is not from an air conditioning unit, it will be from a clothes dryer which will equally produce condensation, so the Guideline is relevant. Staff finds the vent should be installed on the side of the house through the siding, rather than the front.



As mentioned above, there is a strip of asphalt on the Emory Street side of the house between the house and sidewalk. Staff has no objection to raising the area with asphalt since it already exists, and

finds using concrete or stone would also be acceptable and comply with the Guidelines as the materials exist in the area. This work would be eligible for tax credits as well, as it is protecting the foundation of the house from water.



The rebuilding of the chimney and repointing of the stonework comply with Chapter 6.C recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” When rebuilding the chimney, brick should be used to match the existing brick, as recommended by Chapter 6.C, “if a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.”

**Staff Recommendation:** Staff recommends Approval of the vent to be installed on the Emory Street side of the house. Staff recommends Approval of rebuilding the chimney with brick to match the existing, repointing the stone, raising the asphalt on the side of the house and/or finishing with a stone paver or concrete and tax credit pre-approval for the work.

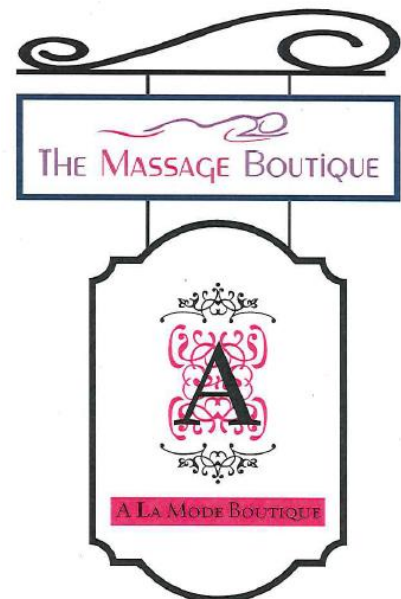
#### **15-68 – 8086 Main Street, Ellicott City**

Install Sign.

Applicant: Christopher McCaslin

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant is opening up a shop on the first floor of the building and plans to install a projecting double sided sign on the existing bracket under the existing sign for The Massage Boutique. The existing sign was recently approved by the Commission, but the other tenant has moved into a different building. The proposed sign will be 3 feet high by 2 feet wide for a total of 6 square feet. The sign will be made out of .125 aluminum, digitally printed and laminated. The background of the sign will be white with hot pink accents and black lettering. The sign will have scalloped edges and a rounded top and bottom. There will be a black border. The sign will read:

A  
A La Mode Boutique



**Staff Comments:** The sign complies with Chapter 11 recommendations for signs. The proposed sign will use simple, legible words and graphics, as recommend. The sign also complies with Chapter 11.A recommendations, “keep letters to a minimum and the message brief and to the point” and “use a minimum of colors, generally no more than three.” The sign will be made using three colors and only one color is bright. The sign will be hung from the existing metal bracket, which complies with Chapter 11.A recommendations, “use historically appropriate

materials such as wood or iron for signs and supporting hardware.” The size of the sign complies with the Guidelines, which recommend projecting or hanging signs be 4 to 6 square feet.

Staff finds the sign does not completely comply with Chapter 6.B recommendations, “if more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color and located symmetrically or uniformly on the building.” The proposed sign is compatible with the existing sign as the signs are similar colors. However, the signs differ greatly in shape, scale and proportion. Staff is concerned about setting a proper precedent for multi-tenant signs on a buildings and their relationship to one another.

**Staff Recommendation:** Staff recommends Approval contingent if the shape and scale of the sign are adjusted to match the existing sign.



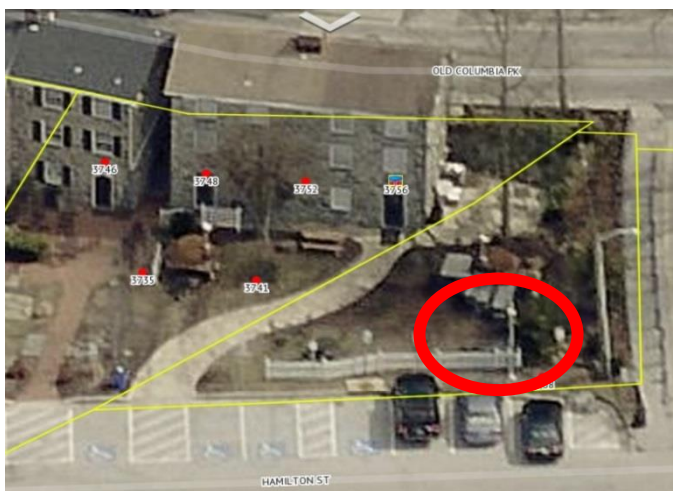
**15-69 – 3756 Old Columbia Pike, Ellicott City**

Retroactive approval to construct pavilion.

Applicant: Nathan Sowers

**Background & Scope of Work:** This building is located in the Ellicott City Historic District, along Historic Tonge Row and dates to approximately 1900. The Applicant originally submitted an application for a similar pavilion for the April 2015 meeting. However, Staff required additional information on the design of the pavilion. The project also required various approvals from the Department of Inspections, Licenses and Permits, as well the Division of Land Development within the Department of Planning and Zoning. As such, the Applicant withdrew the application prior to the April 2015 meeting, but then later installed the pavilion without approval.

The gazebo is 10 feet long by 10 feet wide, with an interior peak roof height of 9.87 feet. The gazebo is made out of black, powder coated steel.



**Staff Comments:** The proposed gazebo generally complies with the Ellicott City Design Guidelines. There is no specific chapter relevant to a gazebo, but Staff finds that the use of a black metal gazebo is more compatible with the surrounding architecture than the original pavilion/gazebo the Applicant intended to use. The original pavilion/gazebo resembled a wood and metal picnic shelter typically found



in parks. Staff finds the Guidelines for Chapter 10.C, Street Furniture, are relevant for the gazebo. Chapter 10.C recommends, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.” The black metal gazebo is compatible with metal benches and fences in the district.

The application states the gazebo is not permanent construction. However, Staff finds it is not considered temporary under the Ellicott City Design Guidelines, which state, “major or permanent improvements to the site...do require a Certificate of Approval.” The gazebo is highly visible from the public right-of-way and a large structure that will most likely be assembled on-site the majority of the year. Temporary structures in the Guidelines are listed as lawn ornaments, mailboxes, newspaper boxes and above ground swimming pools that are dismantled each year (which typically are also found in backyards, not highly visible from the public right-of-way).



The pavilion was not placed on a level surface and does not have footers so it is not secured to the ground. The pavilion requires a building permit from the Department of Inspections, Licenses and Permits (DILP) and is currently in violation with DILP as well.

**Staff Recommendation:** Staff recommends Approval, contingent upon approval from Zoning, Land Development and DILP requirements. Unless the pavilion is going to be up for one season, the pavilion should be installed on four concrete footers to ensure it is standing and secured to a solid and level foundation.



\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Beth Burgess  
Executive Secretary